

2074

In re the Estate of

Sir Jacob Elias Sassoon

F.O.

917

1842

Nature of Grant

Administration (copy
will annexed)

Whom made

Moses Joseph Moses

Place of Residence

Death

} Bombay

Operation

E & Sassoon & Co.

of Will

Death

22 Octr 1916

Grant

11 June 1917

Sworn under £ 526 925 : 12 : 1

8C
628

1842

Shanghai, 27th April 1917.

Messrs E. D. Sassoon & Co.,
S H A N G H A I.

Dear Sirs,

- Sir Jacob E. Sassoon, deceased. -

In accordance with your instructions I have gone carefully through the several properties belonging to the Estate of the late Sir Jacob E. Sassoon who died on the 22nd October 1916, and the following is my report on and valuation of same :-

- " Chin Yuen Li " property. -

This property comprises B/C Lots No.852, 946, 1043, 1138, 1143, 1435, 1475, 1511, 1513/14, 1721, 1855, 1866, 1884, and U. S. C. Lot No.531 and is that known on the Municipal Council's Plan of the Northern District at Shanghai as Cadastral Lots Nos.609, 611, 625 and 656.

It is intersected by the Tsungming Road and is bounded on the North by Cadastral Lots Nos.657, 659/61 and unregistered land, on the South by the Tiendong Road, on the East by the North Szechuen Road and on the West by the North Kiangsee Road and Cadastral Lot No.614 and unregistered land, and measures as per Title Deeds 57 Mow 2 Fun 6 Li 1 Hacu, and by

the Municipal Assessment Schedule 50 Mow, 6 Fum, 8 Li 7 Hacu, the difference between the two areas being accounted for by the surrender of the Taungming Road, and part of the Tiendong, North Szechuen and North Kiangse Roads, and possibly also to the fact that the areas given on early Title Deeds were computed at 6,600 feet per mow instead of 7260 feet per mow or a difference of 10 per cent.

This property is fully developed with Native houses, all practically new, and they are in consequence in thoroughly good order and condition. When fully occupied they bring in a gross rental of Taels 96,787.00 per annum, and on that return I make the value to be as follows :-

Gross Rental per annum	Taels 96,787.00
Less for all expenses	" 29,631.14
Nett Rental per annum	<u>Taels 67,155.86</u>

Capitalized at 7% or a total value of Nine hundred and fifty nine thousand three hundred and sixty nine taels --
(Taels 959,369.00) .

- "Foo Woh Li" property. -

This property is registered as B/C Lot No.7756 and is that known on the Municipal Council's Plan of the Central District as Shanghai as Cadastral Lot No.99 .

" Foo Woh Li " property . (Contd.)

It is bounded on the North by Cadastral Lot No.98, on the South by the Foochow Road, on the East by Cadastral Lot No.97, and on the West by the Kiangse Road, and measures as per Title Deed 2 Mow 6 Fun 7 Li 3 Haou, and by the Municipal Assessment Schedule 2 Mow 3 Fun 2 Li 6 Haou, most of the difference in areas being accounted for by surrenders for road widenings.

The buildings on the land were erected in 1914 and consist of Semi-European shops fronting the Kiangse and Foochow Roads, with Native houses in the rear, the whole being in good order and condition, and when fully occupied bring in a rental per annum of

Taels 10,236.00

Less for all expenses

" 2,780.48

or a Nett return per annum of

Taels 7,455.52

Capitalized at 7% shows a total value of One hundred and six thousand five hundred and seven taels, (Taels 106,507.00) .

3 " Chang Hing Li " property -A- .

This property is registered as B/C Lot No.1882 and is known on the Municipal Council's Plan of the Central District at Shanghai as Cadastral Lot No.227.

It is bounded on the North by the Tientsin Road, on the South by Cadastral Lots Nos.239 and 240, on the East by Cadastral Lots Nos.226 and 226A, and on the West by Cadastral

" Ching Hing Li " property -A-. (Contd.)

Lots Nos.228 and 229, and measures as per Title Deed 5 Mow 4 Fun 9 Li 8 Haou, and by the Municipal Assessment Schedule 5 Mow 2 Fun 5 Li 7 Haou.

The buildings on the land consist of very old Native houses, and the rental derived from them does not, in my opinion, represent the true value of the property, the buildings having outlived their usefulness, and their class not suited to the present requirements of the locality.

I therefore ignore the present rentals and I value this lot at One hundred and twenty two thousand one hundred and forty three taels, (Taels 122,143.00) .

" Chung Hing Li " property -B-

This is registered as B/C Lot No.233 and is that known on the Municipal Council's Plan of the Central District at Shanghai as Cadastral Lot No.239.

It is bounded on the North by Cadastral Lots Nos.227 and 229, on the South by the Nanking Road, on the East by Cadastral Lot No.240, and on the West by Cadastral Lots Nos.230 and 238.

It measures as per Title Deed 5 Mow 0 Fun 0 Li 0 Haou, and by the Municipal Assessment Schedule 4 Mow 7 Fun 2 Li 8 Haou.

The buildings on the lot are of a purely Native type. They are old, and though fully occupied, the rentals derived

" Chung Hing Li " property -B-. (Contd.)

from them do not, in my opinion, represent the true value of the property. I therefore take no notice of the nett rentals at present derived from the property and I value the lot at Two hundred and seventy one thousand four hundred and twenty eight taels, (Taels 271,428.00) .

5 -" Paw Ze Ka " property. -

This lot is registered as B/C Lot No.192 and is known on the Municipal Council's Plan of the Central District at Shanghai as Cadastral Lots Nos.441, 441A, and 441B.

It is intersected by the Yih Kwei Li and Tsing Yo Ka, and is bounded on the North by Cadastral Lots Nos.439A, 439B, and 440, on the South by the Wuhu Road, on the East by Cadastral Lot No.437, and on the West by the Yih Kwei Li and Fohkien Road and measures as per Title Deed 13 Mow 0 Fun 0 Li 0 Hacu and according to the Municipal Assessment Schedule 10 Mow 4 Fun 1 Li 5 Hacu.

The buildings on the land are of purely Chinese construction, and though somewhat old they are structurally sound, and though I am of opinion that a larger rental could be derived from the property if rebuilt, I do not think that such increase would give more than a reasonable return on the outlay involved by such rebuilding, so I base the value of this property on the rentals at present derived from it as follows:-

" Paw Ze Ka " property.- (Contd.)

Gross rental per annum	Taels 18,433.00
Less for all expenses	<u>" 6,922.51</u>
Nett rental per annum	<u>Taels 11,510.49</u>

Capitalized at 7% or a total value of One hundred and sixty four thousand four hundred and thirty five taels , -
(Taels 164,435.00) .

6 - " Tuck Foong Li " property. -

This property is registered as B/C Lot No.1881, and is known on the Municipal Council's Plan of the Central District at Shanghai as Cadastral Lot No.264.

It measures as per Title Deed 2 Mow 8 Fun 3 Li 7 Haou but according to the Municipal Assessment Schedule 2 Mow 5 Fun 4 Li 8 Haou, and is bounded on the North by the Hankow Road, on the South by Cadastral Lots Nos.267, 268 and 269, on the East by Cadastral Lots Nos.263 and 266, and on the West by the Shansee Road.

The buildings on this lot are of purely Chinese construction but with brick fronts to those facing the Hankow Road. They are in very good order, fully occupied and at good rentals the total per annum being

	Taels 8,958.00
Less for all expenses	<u>" 2,585.56</u>
or a nett return per annum of	<u>Taels 6,372.44</u>

" Tuck Poong Li " property.- (Contd.)

Capitalized at 7% or a total value of Ninety one thousand and thirty five taels (Taels 91,035.00) .

7 " Hup Shing Li " property.-

This property is registered as B/C Lot No.1577 and is that known on the Municipal Council's Plan of the Central District at Shanghai as Cadastral Lot No.422.

It is bounded on the North by Cadastral Lots Nos.405 and 408, on the South by the Foochow Road, on the East by Cadastral Lots Nos.416 and 421, and on the West by Cadastral Lot No.422, and measures as per Title Deed 4 Mow 1 Fun 6 Li 0 Haou, and by the Council's Assessment Schedule 4 Mow 0 Fun 8 Li 3 Haou, the difference in areas being due to a surrender for road widening.

The property is fully developed with Native Shops and Hongs, fully occupied, and having been rebuilt in 1912, the buildings are in good structural order and condition, the whole bringing in a gross rental per annum of

Taels 11,847.00

Less for all expenses

" 3,813.74

Nett rental per annum

Taels 8,033.26

Capitalized at 7% per annum or a total value of One hundred and fourteen thousand seven hundred and sixty one taels, -
(Taels 114,761.00) .

8 - " Kiukiang Li " property. -

This property is registered as B/C Lot No.1191, and is that known on the Municipal Council's Plan of the Central District at Shanghai as Cadastral Lots Nos.632 and 637.

It is intersected by the Kiukiang Road and is bounded on the North by the Hanking Road, on the South by Cadastral Lot No.638, on the East by the Kweichow Road and Cadastral Lot No.638, and on the West by the Yunnan Road.

It measures as per Title Deed 7 Mow 0 Fun 9 Li 1 Haou, but the area given in the Municipal Assessment Schedule is a trifle more viz:- 7 Mow 2 Fun 0 Li 0 Haou.

This property is let on a lease expiring in March 1932, and it has therefore 15 years unexpired.

The buildings on the lot were rebuilt in 1915 and they revert to the Lessor at expiry of lease free of cost to him, and the gross rental per annum amounts to	Tael8 19,264.00
Less for all expenses	<u>" 2,976.24</u>
or a Nett return per annum of	<u>Tael8 16,287.76</u>

The present gross rental derived by the Lessee from the buildings on the property is <u>\$ 38,032.00 @ Ex:- 72.00</u>	
= per annum	Tael8 27,383.04
Less for all expenses 30%	<u>" 8,214.91</u>
or a Nett return if free from lease of	<u>Tael8 19,168.13</u>

and I therefore value the property as follows:-

" Kiukiang Li " property. (Contd.)

P. V. of Tael 16,287.76 for 15 years
at 7% interest = Tael 148,347.45

P. V. of Tael 19,168.13 deferred
15 years at 7% = " 99,252.58

Tael 247,600.03

or say Two hundred and forty seven thousand six hundred taels,
(Tael 247,600.00) .

9 - " Heard's " property. -

This property is registered in the names of Sir Jacob E. Sassoon and E. E. Sassoon as B/C Lot No.1172 and is that known on the Municipal Council's Plan of the Central District at Shanghai as Cadastral Lot No.31, the late Sir Jacob. E. Sassoon having a quarter interest only in the lot.

It measures as per Title Deed 9 Mow 6 Fun 1 Li 1 Haou, and as per the Municipal Council's Assessment Schedule 8 Mow, 7 Fun 3 Li 6 Haou and is bounded on the North by the Jinkee Road on the South by the Nanking Road, on the East by the Yangtze Road or Bund, and on the West by Cadastral Lot No.30.

The buildings on the land are entirely of Foreign construction, those fronting the Nanking Road and the Bund having been erected something over 30 years. One of the buildings fronting the Jinkee Road with godown in rear was erected about

" Heard's " property. (Contd.)

6 years ago, and the remainder about 15 years ago, the whole being in good structural order and condition.

The buildings facing the Nanking Road are somewhat out of date, and there is no doubt that if they were removed and more modern buildings erected a larger rental could be obtained from them than is now received from the present buildings, but in this connection it must not however be forgotten that when such remodelling is undertaken a strip of about 13 feet in width will be required from the lot for widening the Nanking Road, and that the Council - following their usual custom - would deduct from its value one third for betterment, and also that such surrender would in all probability involve the removal of at least a new two-storied godown in rear to allow of sufficient space for such new buildings, and these factors combined with the high cost of building renders it extremely doubtful if the increased rentals from such new buildings would give anything more than an adequate return on the outlay, and I therefore base my valuation of this property on the gross rentals now obtained from it viz:- per annum

Tals 67,500.00

Less for all expenses

" 14,066.82

or a Nett return per annum of

Tals 53,443.18

" Heard's " property. (Contd.)

Capitalised at 6½% or a value of Eight hundred and twenty two thousand taels, (Tael 822,000.00) the quarter share of which amounts to Two hundred and five thousand five hundred taels, (Tael 205,500.00) .

" Peh Ling Li " property.

This property is situate in the French Concession at Shanghai, and is known on the Plan Cadastral of that Concession as Lots Nos.130 and 133.

It is bounded on the North by the Rue du Consulat, on the South by the Boulevard des 2 Republiques, on the East by the Rue Touranne, and on the West by Cadastral Lots Nos.129 and 132, and measures 9 Met 6 Dec 5 Li 3 Haou 8 Sems.

The buildings on the land consist of a Native Theatre fronting the Rue Touranne the remainder being of Semi-European and Native constructions .

On the latter, the whole of the frontage to the Rue du Consulat together with some Native houses in the rear were rebuilt in 1911/12, and about half the frontage to the Boulevard des 2 Republiques was rebuilt last year, the rest of the Native buildings being old, but all are in fairly good order and condition.

When the Theatre was built I cannot say, but it is structurally sound, though superficial repairs are needed to it.

" Poh Ling Li " property.- (Contd.)

The buildings are fairly well occupied but mostly at low rentals, the locality not lending itself to good rentals, so that the return is not commensurate with the cost of building.

When all are occupied the buildings bring in a rental per annum of

Taels 18,415.00

Less for all expenses

" 6,364.80

or a Nett return per annum of

Taels 12,050.20

which capitalized at 7% makes the value of this property One hundred and seventy two thousand one hundred and forty six taels, (Taels 172,146.00).

- Summary of Valuation, -

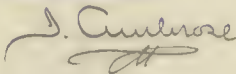
Ching Yuen Li	property	Taels 959,369.00
Foo Woh Li	"	" 106,507.00
Chung Hing Li	" A.	" 122,143.00
Chung Hing Li	" B.	" 271,428.00
Paw Ze Ka	"	" 164,435.00
Tuck Poong Li	"	" 91,035.00
Hup Shing Li	"	" 114,761.00
Kiukiang Li	"	" 247,600.00
Heard's	" $\frac{1}{2}$ share	" 205,500.00
Poh Hing Li	"	" 172,146.00
<u>TOTAL VALUE -</u>		<u>Taels 2,454,924.00</u>

In conclusion I may say that in the foregoing valuations I bore in mind the instructions given me that the values placed upon the respective lots were to be those at the death of the deceased.

There has however been no change in property values since that date, so that present values are applicable to those ruling on the 22nd October 1916.

I am, Dear Sirs,

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'J. Curlew', with a stylized flourish underneath.

R. Moses
Administrators
7th November

I, Jacob Elias Sassoon of London, do hereby certify that I am by me
and my co-trustees a member of the firm of Messrs E. & J. D.
Sassoon and Company of London, except as to the
share in the 13th of 1871 which was made by me and the
other trustees in my last will and testament.

1. I appoint my two brothers Edward Elias Sassoon
and Hayim Elias Sassoon both of London Jewish In-
heritance and my friend Mr. Robert Raymond
of the same City of London, who wish to be the
trustees (to be the trustees) to be the
executors and trustees, this my will And I desire
that all the trusts and powers hereinafter reposed and
reposed in my trustees may be exercised by the Sur-
vivors and survivor of them or the heirs or assigns or
assigns of them, such survivor or other (the trustees or
trustees) the more being of this my will.

2. I direct my trustees to set aside a sum of £1000
120000 (ten thousand) and invest the same in one
or more of the securities hereinafter mentioned in the
said will and to pay the interest income and
profits thereof to my brother David Elias Sassoon
for the term of his natural life, and after his death
the same to be paid to my wife and after my wife
my trustees shall hold and stand possessed of the said
sum and the investments for the time being re-
serving the same and the same to be paid to my
wife hereof. Upon trust for the children of the said
David Elias Sassoon who if sons shall attain the
age of 21 years or if daughters shall attain that age
or marry under that age in equal shares and

there shall be only one such child he which shall be in
trust, & that one shall be named, & that one shall
be said to be the said child in every case, & shall
not be by any one, & shall be so without
bearing a child or children who may obtain a vested
interest in the said sum or the income thereof, & the said sum and the investment for
the time being & the income thereof and the profits thereof shall vest in and form
part of the said estate.

5. I do hereby bequeath the sum of Rupees 1,00,000 (one lac) to my daughter
Mrs. Sarah Sassoon, the youngest daughter
of my late wife Sarah Sassoon, and the sum of
Rupees 50,000 (fifty thousand) to Sarah
Hassim another daughter of Reemah Hassim
Sassoon. And the sum of Rupees 50,000 (fifty
thousand) to Mrs. Saul Sassoon, another daughter
of Reemah Sassoon. And the sum of
Rupees 50,000 (fifty thousand) to Mrs. Elias Sassoon
another daughter of Reemah Hassim Sassoon
and if any of my above named
daughters shall die in my lifetime leaving a child
or children surviving, such child or children
shall take (and as many as there are equally between
them) the legacy which his or her or their mother
would have taken if living at my decease.
6. The sum of Rupees 50,000 (fifty thousand) to
Joseph Hassim. And the sum of Rupees 1,50,000
(one lac and fifty thousand) to Edward Hassim.
And the sum of Rupees 1,50,000 (one lac and
fifty thousand) to Simon Hassim. If any of them

lie in my lifetime leaving a child or children
him surviving such child or children shall take
(and if more than one equally between them) the
legacy which his or her or their father would have
taken if living at my decease.

The sum of Rupees 20,000/- (twenty thousand) to
Abraham Raymond of Bombay. If he dies in my
lifetime leaving a child or children him surviving
such child or children shall take (and if more than
one equally between them) the legacy which the said
Abraham Raymond would have taken if living
at my decease.

4) The sum of Rupees two lacs (2,00,000/-) Sibyl Abraham
Raymond. If she dies in my lifetime leaving a child
or children her surviving such child or children
shall take (and if more than one equally between
them) the legacy which the said Sibyl Raymond
would have taken if living at my decease.

5) The sum of Rupees 5,000/- (five thousand) to
Abraham Jacob Raymond. If he dies in my lifetime
leaving a child or children him surviving such
child or children shall take (and if more than
one equally between them) the legacy which the
said Abraham Jacob Raymond would have
taken if living at my decease.

6) The sum of Rupees 50,000/- (fifty thousand) to Ros-
cinda wife of Abraham Jacob Raymond. If she dies
in my lifetime leaving a child or children her sur-
viving such child or children shall take (and if
more than one equally between them) the legacy
which the said Roscinda would have taken if
living at my decease.

7) The sum of Rupees 8000/- (eight thousand) to my
son Isaac Zebulun if he

At the time of my death.

- (h) A sum equal to two months wages to each of my house hold servants immediately upon my death at "Mazanga Hall in Bombay" and at "Villa Tenebra" and "Villa Rachad" at Bona and at "Villa" at Mahabaleshwar who may be in the service at the time of my death such sum to be paid to them in addition to my wages to which they may be lawfully entitled.
- (i) The sum of Rupees 50,000 (fifty thousand) to the Trustees of the Jacob Sassoon Jewish Charitable Funds in such manner that the income thereof is to be distributed in such manner with the Trustees of the same to the poor.
- (j) The sum of Rupees 2500 (twenty five thousand) to the Trustees of the Jacob Sassoon Jewish Charitable Funds in such manner that the income thereof is to be spent for the Jewish education of the poor in the hospital.
- (k) The sum of Rupees 2500 (twenty five thousand) to the Trustees of the Jacob Sassoon Jewish Charitable Funds in Bombay for the same purpose as to be spent for the Jewish education of the poor in the hospital.
- (l) The sum of Rupees 2500 (twenty five thousand) to the Trustees of the Jacob Sassoon Jewish Charitable Funds in Bombay for the same purpose as to be spent for the Jewish education of the poor in the hospital.
- (m) The sum of Rupees 5000 (five thousand) to be divided among the Trustees of the Jacob Sassoon Jewish Charitable Funds in Bombay and partners in such manner as to be paid to Rachel Jacob Sassoon and
- (n) The sum of Rupees 5000 (five thousand) to be divided among the said Abraham Jacob Sassoon and Albert C. Sassoon in such manner as to be paid to them.
- I direct that immediately after my death my Trustees shall engage the services of ten persons

in Bombay to say prayers and read Hadish for a
very day for eight hours in a period, once after
my death in accordance with the rites of the Jewish
faith and I authorize my Trustees to spend of the pro-
posed aforesaid the sum of Rupees 5000/- (five thousand)
5. That the

(a) the sum of Rupees 5000 (five thousand) shall
be paid to the Trustees of the said institution for the
purpose of paying the Rupees 3000 (three thousand)
to be spent by him in carrying out his duties and
in maintaining any other religious or educational in-
stitution he may deem fit for a period, once
after my death and the sum of Rupees 2000 (two
thousand) to be distributed by him amongst the
poor and needy.

(b) The sum of Rupees 4000 (four thousand) shall
be paid to the Trustees of each of the following places
namely Hebron, Suffet and Tyberia in Palestine
and the sum of Rupees 1000 (one thousand)
thousand to be spent in carrying out the same duties
of each of these places to say prayers for me and
read Hadish for eight hours every day for a period
of once after my death and the sum of Rupees 1000 (one
thousand) to be distributed amongst the poor
and needy of each of these places.

(c) The sum of Rupees 1000 (one thousand) shall be paid
to the Trustees of the said institution for the purpose of
paying the sum of Rupees 1000 (one thousand) to the Trustees
of the said institution for the purpose of carrying out
the duties of the said institution during my life
time and after my death after my decease the sum
of such a sum of money as will on investment
produce an income of not less than one thousand
Rupees and not more than five hundred (five hundred) every
six months to be paid to the Rabbi of Jerusalem.

These yeashibas must be continued after my death under the supervision and instructions of the ^{my} Rabbi for the time being of Jerusalem and Kadiash shall also be read at the same time.

shall be established in order the curfew hour of some be
- 1000 - with.

(The sum of half the number of the Byculla islands (the new island).

[illegible]

Trustees of the ...

upon which the data has been taken, and the
mean of the two series is taken as a basis for
the comparison of the two series in the
table.

8. Whist that all my swelling and much as
those of me not with a sign of me is a sign
or otherwise the same so as the self/piece is
the same as in or upon my side become a sign
in the same Kingdom or of the Government of
India or in any colony or the states or provinces or
Colonies which in the whole of which is the

regulated by the United Kingdom or the Government
under name and circumstance in relation to
the United Kingdom. But Trust or the Bank or
Government Trust in the United Kingdom of London
and Bank of London or the Bank of London
-ex- Bank of London.

-ern Bank Limited or the National Bank of India
Limited or the Chartered Bank or the Bank of
and China or the Hongkong & Shanghai Banking
Corporation or the Bank of India or the

firm of E. L. Sassoon and Company or in any of its
branches or in any of the said moneys and
the investments thereof in being applying the
same to the income and maintenance of the
said Trustees Upon Trust to use and apply the
same in or towards the maintenance and support and
otherwise in assisting the said lame or crippled
persons in the United Kingdom or in Bombay Calcutta
or elsewhere with liberty to my trustees to use and apply
the same for established or any institution or institution
for the above purposes to be to my satisfaction or in
any other manner which they shall think fit for
the said purposes to my Trustees in their sole discretion
and the name of my said wife shall be as-
sociated with such use and application and in the
title of the institution.

I agree to sell all of my business and the right to
use the trade name of E. L. Sassoon and Company
and all the trade marks and trade marks belong-
ing to me in connection with and for the purpose
of the said business hereinafter collectively called the
goodwill of the business to my brother Edward Elias
Sassoon for his life but upon the condition that if my
brother Edward Elias Sassoon and his son or sons
Elias Sassoon and/or them shall desire to remain
partners or partners in the said firm then my said
brother Edward Elias Sassoon shall allow them or either

them as the case may be to remain partners or as
partners in the said firm provided that they or he or
case may be shall not dissent in writing from any
of the provisions contained in the said deed of partnership
and any dispute between the partners

[illegible]

resolute & attempt to do but now intend to make no
further effort to do so in this sense given to him
and such other as may occur to the other persons &
in connection with the bequest my so disputing
the attempt to do so and now end.

I now call to mind all my property of what
nature and kind and wherever & situate ex-
cept what is otherwise disposed of by this my will
namely Codicil hereto with my Trustees Upon Trust to
pay the cost of funeral and testamentary expenses
and my debts and the residue bequeathed by this my will
to my said wife and she and should possessed of
the said and value of the same hereinafter called my
residuary estate Upon Trust as to (3/5th) three fifth
parts thereof for my brother Edward Elias Sassoon
and as to the remaining (2/5th) two fifth parts thereof
for my brother Elias Sassoon But in case
either of my said brothers shall die in my lifetime or
leaving male issue surviving at the date of my death
such male issue shall take (and if more than one in
such case the said issue in the male line of descent
only) the share which their or his father would have
taken if he had survived me and in case either of my
said brothers shall die in my lifetime without
leaving male issue who shall survive me then
I give the whole of my residuary estate to the survivor
of them my said two brothers or his male issue in the
manner at and to the same as if my Trustees to appor-
tion my residuary estate between the parties entitled
thereunto accordingly.

11. I direct that none of my executors shall lose any
legacy or any benefit given to him under this my
will or any Codicil hereto by me not proving this my
will or any Codicil hereto in respect of assets which
are

are situate out of the country, in which he may be domiciled or residing at the time of my decease.

12. I declare that the number of the Trustees of this my will shall never be less than three and the power of appointing a new trustee or new trustees in the place of any trustee or trustees who may die or desire to be relieved may be exercised by me in writing or by the surviving or continuing trustees or trustee for the time being or the acting executors or co-trustee administrators or administrator of the said surviving or continuing trustee or by the last surviving trustee or trustees.

13. If any of the provisions or bequests contained herein fail or become void by my having died within twelve months of the execution of this my will or on account of the non-fulfilment of any condition attached to any bequest in such case it is my intention that the charitable provisions contained herein shall remain in full force and effect to the full extent of the sum of one thousand nine hundred and thirty pounds and no part of the said sum shall be paid or distributed in or out of the said sum and not further or otherwise. In witness whereof the said Sir Jacob Elias Sassoon have set my hand to this my will written on eleven sheets of paper, the last sheet of which contains the said sum of one thousand nine hundred and thirty pounds.

Witnessed and acknowledged by the said Sir Jacob Elias Sassoon on the first day of June 1880 as his last will and testament in the presence of us both present at the same time who at his request in his presence and in the presence of each other have

J. E. Sassoon

have hereto subscribed
my names as witnesses.

F. R. Wadia

Sole Bombay

James P. Bottlewalla

Agents to Messrs Wadia Ghandy & Co.

Certified to be a true copy
this 12th day of February 1917

Witness

for Wadia



Done on 12th February 1917

Section White's Kacayai abate

Folio 44

Examined by RM

Confession Church

...

Miss's Maria ...

...

the Judge; and if the distribution or payment is made contrary to this condition the Grant shall be revoked.

And it is hereby certified that the sum of Dollars One hundred and sixty-three thousand one hundred and sixty-six and cents seventy-five being the equivalent of Sixteen thousand three hundred and sixteen pounds thirteen shillings and six pence at exchange 1/- to the Dollar is being paid to the Court under the Supreme Court Fee Table.

Gross Value of State Tax is **2,936.711.**

Net Value of State Tax is **2,936.711.**

Shown at \$526.826.111.11

to the State of New York

on the 1st day of

October 1910.

[Signature]
- 1 -

IN HIS WILLINGNESS TO ACCEPT
FOR CHINA AT SHANGHAI.

PROBATE JURISDICTION.

In the Will of the late Sir John William Gurney, Bart., deceased.

The said will was proved in the Probate Court at 9 Fiske Road,
Shanghai, on the 1st day of October, 1917, by the said Sir John.

Shanghai:

1.- That Sir John William Gurney, Bart., late of Bombay,
in the Empire of India, deceased, made his last will and testament
in writing, dated the 20th day of October, 1917, duly executed and
attested, before the Magistrate Edward Elias, Esquire, Mayor Elias,
Sunder of London, and Alfred John Raymond and Albert Raymond (the
will signed Albert R. Raymond) of Bombay, in the Empire of India,
executors.

2.- The said executor died at Bombay, in the Empire of India,
on or about the 1st day of October, 1918, without having executed
or altered his said will.

3.- Probate of the said will to have effect there, under the
Provisions of Bombay under the will of February, 1917, granted
by the High Court of Justice of Bombay in its Probate and
Intestate Jurisdiction, in the said Master John Raymond and Albert
Raymond (the will signed Albert R. Raymond) executing the will
of Sir John William Gurney, Bart., and Alfred John Raymond to have effect
under the said will.

IN HIS BRITANNIC MAJESTY'S SUPREME COURT
FOR CHINA AT SHANGHAI.

In the Estate of Sir Jacob Elias Sassoon - Baronet - deceased.

I, Moses Joseph Moses, of 9 Jinkee Road, Shanghai, in the Republic of China, co-manager of E.D. Sassoon and Company, Merchants, at Shanghai, solemnly and sincerely affirm as follows :—

1- I believe the paper writing hereto annexed and marked by me to contain the true last will of Sir Jacob E. Sassoon, Baronet, late of Bombay, in the Empire of India, merchant, deceased.

2- Edward Elias Sassoon (now Sir Edward Elias Sassoon) and Meyer Elias Sassoon, who are now both in England, and Abraham Jacob Raymond and Albert Raymond (in the said will written Albert E. Raymond) who are now both in Bombay aforesaid, were in the said will named executors.

3- Probate of the said will to have effect throughout the province of Bombay, in the Empire of India, was on the 3rd day of February, 1917, granted by the High Court of Judicature at Bombay in its Testamentary and Intestate Jurisdiction to the said Abraham Jacob Raymond and Albert Raymond, reserving the right of Sir Edward Elias Sassoon and Meyer Elias Sassoon to come in and apply for probate thereafter.

4- I am the lawful attorney of the said Abraham Jacob Raymond and Albert Raymond duly authorised to apply to this Court for and obtain a Grant of Letters of Administration

with the said will annexed for the use and benefit of the said Abraham Jacob Raymond and Albert Raymond until they and the other executors named in the said will or any one or more of them shall duly apply for and obtain probate of the said will granted by this Court.

5- There is not now within the jurisdiction of this Court a more authentic copy of the said will of the said deceased than the copy of the will hereto annexed being a copy of the said will and the Act of Probate made and passed thereon in the High Court of Judicature at Bombay, in its Testamentary and Intestate Jurisdiction, exemplified under the Seal thereof.

6- I will faithfully administer the property of the testator by paying his just debts and the legacies given by his will as far as his property shall extend and the law bind me, and distributing the residue of his property according to law.

7- I will exhibit an inventory and render an account of my administration whenever lawfully required.

8- The testator died at Bombay aforesaid on or about the 22nd day of October 1916.

AFFIRMED at Shanghai the

7th day of June 1917,

Before me,

7 Alan Robinson
Chief Clerk

R. J. Jones

IN HIS BRITANNIC MAJESTY'S SUPREME COURT
FOR CHINA AT SHANGHAI.

In the Estate of Sir Jacob Elias Sassoon - Baronet - deceased.

PARTICULARS OF ESTATE.

Real Property.

- 1- "Chin Yuen Li" property comprising B. C. Lots Nos. 852, 946, 1043, 1138, 1143, 1435, 1475, 1511, 1513/24, 1721, 1855, 1866, 1884, and U.S. Lot No. 531, and measuring in area as per Title deeds 57 Mow, 2 Fun, 6 Li and 1 Haou --- Taels 959,369:00
- 2- "Fooh Woh Li" property comprising B.C. Lot No. 7756, and measuring in area as per Title deed 2 Mow, 6 Fun, 7 Li and 3 Haou ----- " 106,507:00
- 3- "Chung Hing Li" property -A- comprising B.C. Lot No. 1882, and measuring in area as per Title deed 5 Mow, 4 Fun, 9 Li and 8 Haou ---- " 122,143:00
- 4- "Chung Hing Li" property -B- comprising B.C. Lot No. 233, and measuring in area as per Title deed 5 Mow, 0 Fun, 0 Li, and 0 Haou --- " 271,428:00
- 5- "Paw Ze Ka" property comprising B.C. Lot No. 192, and measuring in area as per Title deed 13 Mow, 0 Fun, 0 Li and 0 Haou ----- " 164,435:00
- 6- "Tuck Foong Li" property comprising B.C. Lot No. 1881, and measuring in area as per Title deed 2 Mow, 8 Fun, 3 Li and 7 Haou ----- 91,035:00
- 7- "Hup Shing Li" property, comprising B.C. Lot No. 1577, and measuring in area as per Title deed 4 Mow, 1 Fun, 6 Li and 0 Haou ----- 114,761:00
- 8- "Kiukiang Li" property comprising B.C. Lot No. 1191, and measuring in area as per Title deed 7 Mow, 0 Fun, 9 Li and 1 Haou ----- 247,600:00
- 9- "Poh Ling Li" property comprising French Consular Lots Nos. 130 and 133, and measuring in area as per Title deed 9 Mow, 6 Fun 5 Li, 3 Haou and 8 Seus ----- 172,146:00

Carried forward Taels-2,249,424:00

Brought forward Taels-2,249,424:00

- 10- "Heard's" property, comprising B.C. Lot
No.1172 and measuring in area as per Title
Deed 9 Mow, 6 Fun, 1 Li and 1 Haou, ($\frac{1}{4}$ Share) " 205,500:00

Total Value Taels-2,454,924:00

RENTS accrued in connection with
the above-named properties at
the time of Testator's death.

- 1- "Chin Yuen Li" property:
Gross rentals Tls.25,268:05
Less expenses for
collecting etc. " 1,385:61 Tls.23,882:44
- 2- "Fook Woh Li" property:
Gross rentals Tls.3,320:00
Less expenses " 213:20 " 3,106:80
- 3- & 4- "Chung Hing Li" property:
"A" and "B"
Gross rentals Tls.10,176:18
Less expenses " 91:94 " 10,084:24
- 5- "Paw Ze Ka" property:
Gross rentals Tls. 5,930:63
Less expenses " 406:60 " 5,524:03
- 6- "Tuck Foong Li" property:
Gross rentals Tls. 2,912:66
Less expenses " 146:56 " 2,766:10
- 7- "Mup Shing Li" property:
Gross rentals Tls. 3,861:47
Less expenses " 871:61 " 2,989:86
- 8- "Kiukiang Li" property:
Nett rentals Tls. 6,278:80 " 6,278:80
- 9- "Poh Ling Li" property:
Gross rentals Tls. 8,868:81
Less expenses " 4,599:22 " 4,269:59

Carried Forward Tls.58,901:86 Taels-2,454,924:00

Brought forward Tls. 58,901:86 Taels-2,454,924:00

10- "Heard's" property:

Testator's share

in nett rentals Tls. 3,404:10 = 3,404:10

TOTAL RENTS - - - - - Taels- 62,305:96

MONEY LENT OUT ON MORTGAGE.

1- Money advanced to Mr. Lee Daw
Foo on the security of B. C.
Lot 8064 with interest at 7½
p.c.p.a. -- -- -- -- Tls. 20,000:00

Interest on above accrued at
the time of Testator's death " 375:00

2- Testator's share in money
advanced to Mr. Shen Tze Yen
(Tls. 120,000.) on the security
of B.C. Lot 5432 with interest
at 7½ p.c.p.a. -- -- -- Tls. 42,000:00

Interest on above -- -- -- " 787:50

3- Testator's share in money
advanced to the Oriental Land
Co. (Tls. 100,000.) on the
security of B.C. Lots 849,
1713, 1736, 2266, 1923, and
6083, with interest at 8
p.c.p.a. -- -- -- -- Tls. 34,000:00

Interest on above -- -- -- " 453:33

4- Testator's share in money
advanced to Rev. Father G.
Oastrille (Tls. 250,000.) on
the security of B.C. Lots 757
and 5829 with interest at 7½
p.c.p.a. -- -- -- -- Tls. 216,000:00

Interest on above -- -- -- " 1,350:00

TOTAL MONEY ON MORTGAGE -- Taels- 314,965:83

CHINESE GOVERNMENT BONDS.

486 Five per cent Chinese Government Reorganisa-
tion Gold Loan Bonds of 1913 (Russian Portion).

296 Bonds of a face value of £ 20. each

191 " " " " " £100. "

of a total face value of £25,000 or Roubles 236750
at a premium of 25 per cent, equivalent to Roubles

295937.50 at exchange 300 Roubles per Taels-100= Taels- 98,645:83

Carried forward Taels-2,930,841:62

Brought forward Taels-2,930,841:62

CHINESE GOVERNMENT BONDS.

Interest on above for 4 months accrued at
the time of Testator's death -- -- -- -- -- Taels 2,390:02

DEBT DUE TO THE DECEASED.

By Shanghai Municipal Council for the surrender
of a strip of land from B.C. Lot 1886, Cad. Lot
655, Northern District, measuring in area Two
Fun, Two Li and Six Haou -- -- -- -- -- Taels 3,480:00

GROSS ESTATE -- -- Taels-2,936,711:64

LESS DEBTS - -- -- - Nil -

NETT ESTATE FOR DUTY Taels-2,936,711:64

List of lots of land held in trust by the deceased
and in which he had no beneficial interest.

<u>Lot No.</u>	<u>Beneficiary</u>
4944 & 5698 (British).	General Compradore E. D. Sassoon & Co.
5459, 7629 & 7633 (British) 502, 503 and 504 (German)	Piece Goods Compradore E. D. Sassoon & Co.
3059, 3061 3476, 3477 and 3492 (British)	Jewish Synagogue.

Taels-2,936,711:64 @ $3\frac{1}{16}$ = £256,925. 12s. 1d.

I, Moses Joseph Moses, of 9 Jinkee Road, Shanghai, in the Republic of China, Co-manager of E.D. Sassoon and Company, at Shanghai, solemnly and sincerely affirm that I am the person applying to this Court for Letters of Administration with the Will annexed of the above-named Sir Jacob Elias Sassoon, Baronet, deceased, that the foregoing particulars are, to the best of my knowledge, information, and belief, a true account of the particulars and value, at the date of the deceased's death, of all the property of the deceased in China, and I make this affidavit having regard to the provisions of Articles 6 and 8 of the Foreign Jurisdiction (Prphates) Order in Council, 1908.

AFFIRMED at Shanghai, the

7th day of June, 1917,

Before me:

7 Alan Robinson
Chief Clerk

M. J. Moses
[Signature]



TO ALL to whom these presents shall come WE ABRAHAM
JACOB RAYMOND and ALBERT RAYMOND both of Bombay Jewish inhabi-
-tants proving Executors of the will of Sir Jacob Elias Sassoon
Bart, SEND GREETING: WHEREAS the said Sir Jacob Elias Sassoon
duly made and published his last will and testament dated the -
twentieth day of October One thousand nine hundred and fifteen
and thereby amongst other things appointed us the said Abraham
Jacob Raymond and Albert Raymond and Edward Elias Sassoon and
Meyer Elias Sassoon executors of his said will AND WHEREAS the
said testator died in the City of Bombay in the East Indies in
the Empire of India on or about the twenty second day of October

One thousand nine hundred and sixteen without having revoked his said will AND WHEREAS the said testator at the time of his death left property within the Town and Island of Bombay aforesaid and also at Hong-kong and Kowloon in British territory and at Shanghai and in England and other places AND WHEREAS Probate of the said will to have effect throughout the province of Bombay was on the third day of February One thousand nine hundred and seventeen granted by the High Court of Judicature at Bombay in its Testamentary and Intestate Jurisdiction to us the said Abraham Jacob Raymond and Albert Raymond (in the will named Albert E. Raymond) reserving the right of Sir Edward Elias Sassoon and Meyer Elias Sassoon to come in and apply for probate thereafter AND WHEREAS being ourselves unable to proceed to Shanghai aforesaid we are desirous of appointing an attorney for the purposes hereinafter mentioned and to that end we have a copy of the said testator's will and of the Act of Probate made and passed thereon in the said Court to be exemplified under the seal of the High Court of Judicature at Bombay and such a copy is now about to be sent from Bombay to the said attorney hereby to be appointed by us in order that he may constitute himself or procure himself to be constituted administrator in Shanghai of the estate situate there of the said

said testator NOW THESE PRESENTS WITNESS that we the said Abraham Jacob Raymond and Albert Raymond as such executors as aforesaid do hereby appoint Moses Joseph Moses of Shanghai -- Jewish inhabitant (hereinafter called "Our Attorney") to be our attorney for us and in our names or in his own name but on our behalf or otherwise as the Law may require To Apply for and obtain from the proper Court or Courts office or Offices in - Shanghai aforesaid Letters of Administration with the said - will annexed of the said Sir Jacob Elias Sassoon Bart. limited to moveable and immoveable property of the said testator there situate or recoverable and limited until we and the said - Edward Elias Sassoon and Meyer Elias Sassoon or any of us - should apply for and obtain probate of the said will granted by the said or any other Court in Shanghai having jurisdiction in that behalf AND GENERALLY to do all acts which our attorney may find it necessary or desirable to do with a view to obtain such grant and we do hereby agree to ratify and confirm whatsoever our said attorney shall lawfully do or cause to be done in the premises .

IN WITNESS WHEREOF we have hereunto set our --
respective hands and seals at Bombay in the East Indies in the

Empire of India this *twenty first* day of *February* One
thousand nine hundred and Seventeen.

SIGNED SEALED AND DELIVERED }
by the said ABRAHAM JACOB - }
RAYMOND and ALBERT RAYMOND - }
in the presence of ----- }

Maymond
Albert Raymond

Ardeslir Jamshedji
Chanji Mistry
Ruttonshaw Sorabji
Clerks to Messrs Wadia Chaudy & Co.

H. Wadia
Notary Public
Bombay

TO ALL TO WHOM these presents shall come, I
FRAMJEE RUSTOMJEE WADIA, NOTARY PUBLIC, by Royal --
Authority, duly authorised, admitted and sworn, residing
and practising in Bombay, in the Empire of India, do
hereby certify that I was present on the Twenty-first
day of February One thousand nine hundred and seventeen
and did see Abraham Jacob Raymond and Albert Raymond -
the persons named in the above Power of Attorney duly
sign seal and deliver the same in my presence and in
the presence of my clerks Ardeslir Jamshedji Chanji -
Mistry and Ruttonshaw Sorabji and the names and ----
signatures "A. J. Raymond" and "Albert Raymond" ----
subscribed at the foot of the said Power of Attorney

are

are of the proper handwriting of the said Abraham Jacob Raymond and Albert Raymond respectively and that the names signatures and additions "Ardeshir Jamshedji - Chanji Mistry" and "Ruttonshaw Sorabji Clerks to --- Messrs. Wadia Ghandy & Co." and "F. R. Wadia Notary Public, Bombay," subscribed as attesting witnesses - thereto are of the respective proper handwriting of the said Ardeshir Jamshedji Chanji Mistry and Ruttonshaw - Sorabji and of me the said Notary.

IN TESTIMONY WHEREOF, I, the said Notary, have hereunto subscribed my name and set and affixed my Notarial seal of - Office, at Bombay aforesaid, this Twenty-first day of --- February in the Christian year one thousand nine hundred and seventeen.

F. R. Wadia
NOTARY PUBLIC.



IN HIS BRITANNIC MAJESTY'S SUPREME COURT
FOR CHINA AT SHANGHAI.

In the Estate of Sir Jacob Elias Sassoon - Baronet - deceased.

KNOW ALL MEN by these presents, that we, Moses Joseph Moses, of 9 Jinkee Road, Shanghai, Co-manager of E.D. Sassoon and Company at Shanghai, David Ezekiel Joshua Abraham, of 39. Pe-king Road, Shanghai, Merchant, and Edward Nissim, of 9 Jinkee Road, Shanghai, Co-manager of E.D. Sassoon and Company at Shanghai, are jointly and severally bound unto Sir Havilland Walter de Sausmarez Kt. Judge of His Britannic Majesty's Supreme Court for China in the sum of One Million and Fifty Four Thousand Pounds Sterling to be paid to the said Sir Havilland Walter de Sausmarez or the judge of the said Court for the time being for which payment we bind ourselves and each of us, for the whole, our and each of our heirs, executors, and administrators firmly by these presents.

Sealed with our seals.

Dated the 7th day of June 1917.

M. J. Moses
D. E. J. Abraham

E. Nissim

The conditions of the above written obligation are such that if the above-named Moses Joseph Moses the intended administrator with the Will annexed of the property in China of Sir Jacob Elias Sassoon, Baronet, late of Bombay in the Empire of India, Merchant, deceased, who died at Bombay aforesaid on or about the 22nd day of October 1916 for the use and benefit of Abraham Jacob Raymond and Albert Raymond (in the said Will written Albert E. Raymond) two of the executors named in the said Will do make a true and perfect inventory of the said property of the deceased which has or shall come into his possession or into the possession of any person for him and the same so made do exhibit into His Britannic Majesty's Supreme Court at Shanghai, whenever required by law so to do; and the said property and all other properties of the deceased which shall at any time after the making and exhibition of such inventory, come into the possession of the said Moses Joseph Moses or of any person for him, do well and truly administer (that is to say) to pay the debts which the deceased owed at his death, and the legacies given by the said Will annexed to the said Letters of Administration, so far as such properties shall extend and the law bind him, and all the residue of the said property shall deliver and pay unto such person or persons as shall be by law entitled thereto, and further to make a true and just account of his administration whenever lawfully required; then this obligation shall be void and otherwise shall remain in full force.

Signed Sealed and Delivered before

and 7 Alan Robinson
chief clerk